

# Snohomish Storage Expansion Phases 3 & 4 Administrative Development Plan NOTICE OF DECISION

City File #14-17-ADP

<p><b>Description of Proposal:</b> Administrative Development Plan to expand an existing RV/Boat Storage facility. Three metal storage buildings totaling about 11,900 square feet and an RV canopy are proposed on approximately 10.9 acres with associated utility and infrastructure improvements.</p> <p><b>Location:</b> 2020 Bickford Avenue south to 16<sup>th</sup> Street on tax parcels #280501200101700, #28051200101800, and #28051200100300</p> <p><b>Proponent:</b> Gordon Cole for Snohomish Business Park LLC</p> <p><b>Date of Application:</b> November 7, 2017</p> <p><b>Date of Complete Application:</b> November 30, 2017</p> <p><b>Date of Notice of Application:</b> December 8, 2017</p> <p><b>SEPA Threshold Determination:</b> April 5, 2018</p> <p><b>Lead Agency:</b> The City of Snohomish Planning and Development Services Department.</p> <p><b>Decision:</b> The City Planner determined the application is consistent with the applicable permit criteria and grants Administrative Site Development Plan approval, subject to conditions:</p> <ol style="list-style-type: none"> <li>1. Parking lot lights shall not exceed 30 feet in height.</li> <li>2. The bioretention cells and level spreaders shall not encroach into the inner 50% of wetland buffers.</li> <li>3. The driveway leading to the site from the business park parking lot south of 19<sup>th</sup> Place shall be barricaded and used for fire department access only, as indicated on the approved commercial development site plan.</li> </ol>	<ol style="list-style-type: none"> <li>4. Prior to issuance of a development permit for the site, a third party fire flow test must be performed to demonstrate that the proposed water improvements will meet minimum domestic and fire flow and pressure requirements.</li> <li>5. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 8 P.M. Peak Hour Trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$12,824. However, the total fee may change if the rate changes before a building permit is issued for this project.</li> <li>6. Prior to issuance of building permit, payment of the Jaeger Water Recovery Contract (11-01-WTR) fair pro-rata share shall be paid, in the amount of \$29.47 per linear foot of frontage along 16<sup>th</sup> Street, unless the City Engineer determines the subject development to be excluded from the agreement.</li> <li>7. All work shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, critical areas, etc., as approved the City.</li> </ol> <p><b>Appeal:</b> The appeal period for this application is fourteen (14) days from the date of this notice. Any appeal must be addressed to the City of Snohomish Hearing Examiner and must be filed in writing with the Snohomish City Clerk at 116 Union Avenue, Snohomish, Washington 98290, accompanied with a filing fee of \$500 by <b>5 P.M. June 27, 2018</b>. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)</p> <p style="text-align: right;"><b>For Information Contact:</b> <b>Brooke Eidem, Associate Planner</b> <b>(360) 282-3167</b></p>
<p><b>Date of Notice:</b> June 13, 2018</p>	



## CITY OF SNOHOMISH

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